

FEE \$	10 ⁰⁰
TCP \$	-
SIF \$	292 ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 73766



Your Bridge to a Better Community

BLDG ADDRESS 2014 Fairview SQ. FT. OF PROPOSED BLDGS/ADDITION 1215
 TAX SCHEDULE NO. 20-0000-0000 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Fairview TOTAL SQ. FT. OF EXISTING & PROPOSED 1215
 FILING _____ BLK 3 LOT _____
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Grand Junction Properties
 (1) ADDRESS 3002 5th Ave SW
 (1) TELEPHONE 970-940-1111
 (2) APPLICANT Grand Junction
 (2) ADDRESS 3002 5th Ave SW
 (2) TELEPHONE 970-940-1111
 USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE Single Family
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.4 Maximum coverage of lot by structures 35
 SETBACKS: Front 23 from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES NO _____
 Side 5 from PL, Rear 25 from PL
 Parking Req'mt _____
 Maximum Height 32 Special Conditions _____
 CENSUS 11 TRAFFIC 46 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

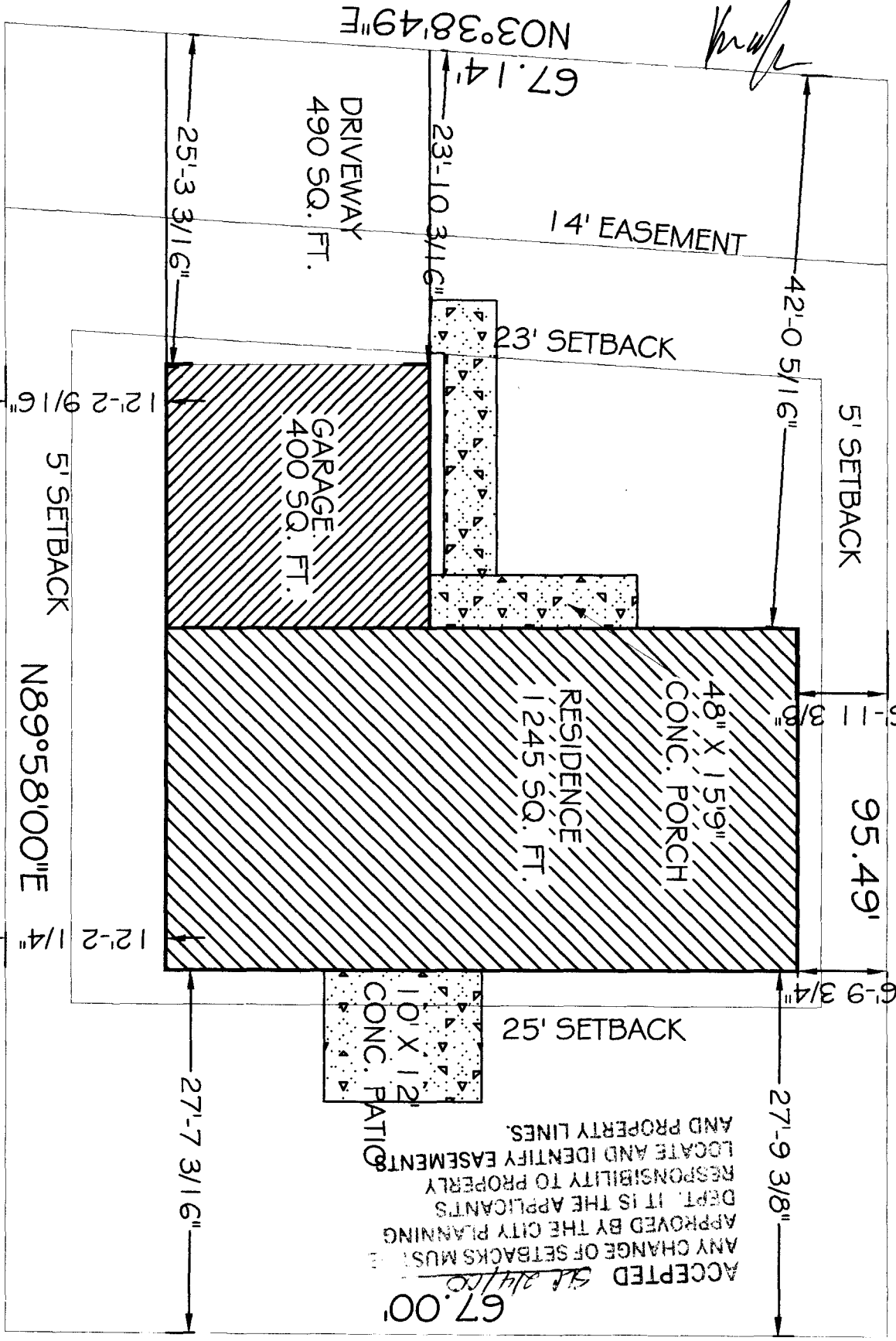
Applicant Signature [Signature] Date 2/4/20
 Department Approval [Signature] Date 2/4/20

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>2/4/20</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>see attached</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2/2/00
DRIVE O.K.
[Signature]



MOD. OXFORD, RT
664 FAIRCLOD WAY